



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director

Executive Offices • 433 South Vermont Avenue • Los Angeles, CA 90020-1975 • (213) 738-2961

June 25, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

3 June 25, 2013

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DETACHMENT OF ZONE NUMBER 74  
TESORO DEL VALLE WITHIN  
LOS ANGELES COUNTY LANDSCAPING AND LIGHTING ACT  
DISTRICT NUMBER 4  
(SUPERVISORIAL DISTRICT 5) (3 VOTES)**

**SUBJECT**

Adoption of the Resolution ordering the detachment of Zone Number 74, Tesoro Del Valle, from the Los Angeles County Landscaping and Lighting Act District No. 4.

**IT IS RECOMMENDED THAT AT THE CONCLUSION OF THE PUBLIC HEARING,  
THE BOARD:**

1. Find the proposed order of detachment of Zone Number 74, Tesoro Del Valle, from the Los Angeles County Landscaping and Lighting Act District No. 4 is not subject to the California Environmental Quality Act because the action does not meet the definition of a project and for the reasons stated herein.
2. Adopt the Resolution ordering the detachment of Zone Number 74, Tesoro Del Valle, from the Los Angeles County Landscaping and Lighting Act District No. 4 pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 22500 et seq., and as provided by Article XIID of the California Constitution, effective April 30, 2014.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this recommended action is for your Board to adopt the Resolution ordering the detachment of Zone Number 74, Tesoro Del Valle, (Zone No. 74) from the Los Angeles County Landscaping and Lighting Act District (LLAD) Number 4 (No. 4). This action is pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California (the Act). The Act requires that the proceedings for detachment of territory shall be initiated by a Resolution of Intent. Pursuant to Section 22608 of the Act, in detachment proceedings, the Resolution, Notices of Hearing, and Right of Majority Protest shall be limited to the territory proposed to be detached.

#### **Detachment of Zone Number 74, Tesoro Del Valle**

The Tesoro Del Valle Master Homeowners Association (Tesoro HOA), together with its community, has requested the detachment of Zone No. 74 from Los Angeles County LLAD No. 4. The Tesoro HOA has elected to provide for the maintenance and servicing of the detached open space areas, open space lots, and common areas within Zone No. 74. The Tesoro HOA took a vote of its community and determined that the majority supported the detachment of Zone No. 74. Therefore, the Department of Parks and Recreation (Department) further recommends that Zone No. 74 be detached from Los Angeles County LLAD No. 4, effective April 30, 2014.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by providing the continuation of services by the Tesoro HOA to maintain the landscaped areas and the appurtenant improvements will benefit those who live within these Zones. Furthermore, Fiscal Sustainability (Goal 2) of landscape services will be maintained by the establishment of association fees to provide the funding necessary for the operation and maintenance of the landscaping and appurtenant improvements within the community.

### **FISCAL IMPACT/FINANCING**

The detachment of territory within Zone No. 74 will not adversely impact Los Angeles County LLAD No. 4. The Act allows for proceedings for detachment of territory to be initiated by a Resolution of Intention. Your Board adopted said Resolution of Intention on June 11, 2013. Pursuant to Section 22609 of the Act, in detachment proceedings, resolution, report, notice of hearing, and right of majority protest shall be limited to the territory proposed to be detached.

In addition, the Tesoro HOA and the District entered into a Management Agreement approved by your Board on June 11, 2013, so that the Tesoro HOA may provide capital improvements to the open space areas and common areas with prior approval from the Department, in order to expend the fund balance in Zone No. 74, which has an approximate balance of \$1.8 million. Consequently, the assessments for the parcels in the subject Zone will be reduced by 75 percent, causing the use of the reserved credits in the fund balance to offset the cost of the required ongoing operational costs.

### **Operating Budget Impact**

The recommended actions will have no impact on the Department's Operating Budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As authorized by the State Legislation, pursuant to the Streets and Highways Code, Section 22500 et seq., a public agency may form an assessment district for the purposes of installing, planting, maintaining, or servicing landscape facilities including, but not limited to, ornamental structures and facilities appurtenant to or which is necessary or convenience for the maintenance of/or servicing landscape areas. Pursuant to this authority, on July 3, 2001, your Board formed LLAD No. 4, Zone No. 74, and ordered the levying of an assessment for the purpose of maintaining and improving landscaping and other improvements within Zone No. 74.

Your Board further authorized the Director of Parks and Recreation (Director) to accept on behalf of formed Zone No. 74, the Grants of Easement to designated landscaped areas and open space pursuant to the Engineer's Report, as amended, which was prepared for the District outlining the areas of responsibility which consisted of approximately 105 acres of Open Space common areas.

Since Fiscal Year 2001-2002, the LLAD has levied and collected, from property owners within Zone No. 74, a benefit assessment for the purpose of providing maintenance of the zone. On February 19, 2013, the homeowners of Zone No. 74, by majority vote, requested the detachment of the Tesoro Del Valle Community, including the Open Space therein, from District No. 4 and the transfer of management and oversight of Capital Improvements and Landscape Service and Maintenance for Zone No. 74, from District to Tesoro HOA.

On your June 11, 2013, your Board adopted the Resolution of Intention to detach Zone No. 74 from LLAD No. 4 and a Detachment Agreement with the Tesoro HOA which provides for the detachment of Zone No. 74, from the LLAD effective April 30, 2014, so as to allow for the expenditure of Zone No. 74 funds currently held by the LLAD.

The Honorable Board of Supervisors  
June 25, 2013  
Page 4

County Counsel has approved the enclosed Resolution as to form.

#### **ENVIRONMENTAL DOCUMENTATION**

The detachment of Zone No. 74, Tesoro Del Valle, from the Los Angeles County LLAD No. 4 is not subject to the California Environmental Quality Act (CEQA) in that the action does not meet the definition of a project according to Section 15378 (b)(5) of the State CEQA Guidelines because the action includes administrative activities which by their terms do not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of this action will cause no impact on current services or programs.

#### **CONCLUSION**

It is requested that two adopted copies of this document be forwarded to the Department of Parks and Recreation.

Should you have any questions, please contact Susan Sherman at (661) 294-3580 or [ssherman@parks.lacounty.gov](mailto:ssherman@parks.lacounty.gov), Kandy Hayes at (626) 821-4600 or [khayes@parks.lacounty.gov](mailto:khayes@parks.lacounty.gov), Elsi Mares at (213) 738-2986 or [emares@parks.lacounty.gov](mailto:emares@parks.lacounty.gov), or Kaye Michelson at (213) 738-2955 or [kmichelson@parks.lacounty.gov](mailto:kmichelson@parks.lacounty.gov).

Respectfully submitted,

*by Robert A. Mayrumber*

RUSS GUINEY  
Director

RG:KEH:MK  
CM:SS:rc

Attachments

c: Chief Executive Officer  
County Counsel  
Executive Officer, Clerk of the Board  
Auditor Controller

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

**RESOLUTION ORDERING THE DETACHMENT OF  
ZONE NUMBER 74  
TESORO DEL VALLE FROM  
LOS ANGELES COUNTY LANDSCAPING AND  
LIGHTING ACT DISTRICT NO. 4**

**WHEREAS**, on February 19, 2013, the community of Zone No. 74 Tesoro Del Valle voted overwhelmingly to request that the Board of Supervisors of the County of Los Angeles consider the detachment of said Zone from Los Angeles County LLA District No. 4; and

**WHEREAS**, the Board of Supervisors on June 11, 2013 adopted a Resolution of Intent to order the Detachment of Zone Number 74 (No. 74), Tesoro Del Valle from the Los Angeles County Landscaping and Lighting Act (LLA) District No. 4, pursuant to the LLA of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California; and

**WHEREAS**, the Streets and Highways Code of the State of California, Section 22609 authorizes the detachment of Zone No. 74 from Los Angeles County LLA District No. 4 by adoption of this Resolution of Intention; and

**NOW, THEREFORE, B E IT RESOLVED**, by the Board of Supervisors of the County of Los Angeles, State of California find:

**SECTION 1.** That the Board of Supervisors of the County of Los Angeles, State of California order the detachment of all territory within Zone No. 74 Tesoro Del Valle from Los Angeles County LLA District No. 4, effective April 30, 2014.

**SECTION 2.** That the proceedings for the detachment of the aforesaid territory shall be taken under and in accordance with an act of the Legislature of the State of California, known and designated as the LLA of 1972 (Division 15, Part 2, of the Streets and Highway Code).

**SECTION 3.** That the detachment of this territory will have no fiscal impact on the assessments for the remaining zones within Los Angeles County LLA District No. 4.

**SECTION 4.** That on June 25, 2013, at the hour of 9:30 a.m. of said day, is the day and hour, and the Chambers of the Board of Supervisors of the County of Los Angeles, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by said Board of Supervisors when and where any and all persons may be heard.

**SECTION 5.** The Executive Officer-Clerk of the Board of Supervisors shall cause notice of hearing, in the form and manner specified in Section 6061 of the Government Code to be published in a Newspaper of general circulation, not less than ten days prior to the date of said hearing as stated in this Resolution.

The forgoing resolution was adopted on the June 25, 2013 passed by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which set Board so acts.



SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
County of Los Angeles

By

*Sachelle Ami Therman*  
Deputy

APPROVED AS TO FORM  
BY COUNTY COUNSEL

JOHN KRATTLI

By: *Chita A. Salseda*  
Christina A. Salseda  
Principle Deputy County Counsel